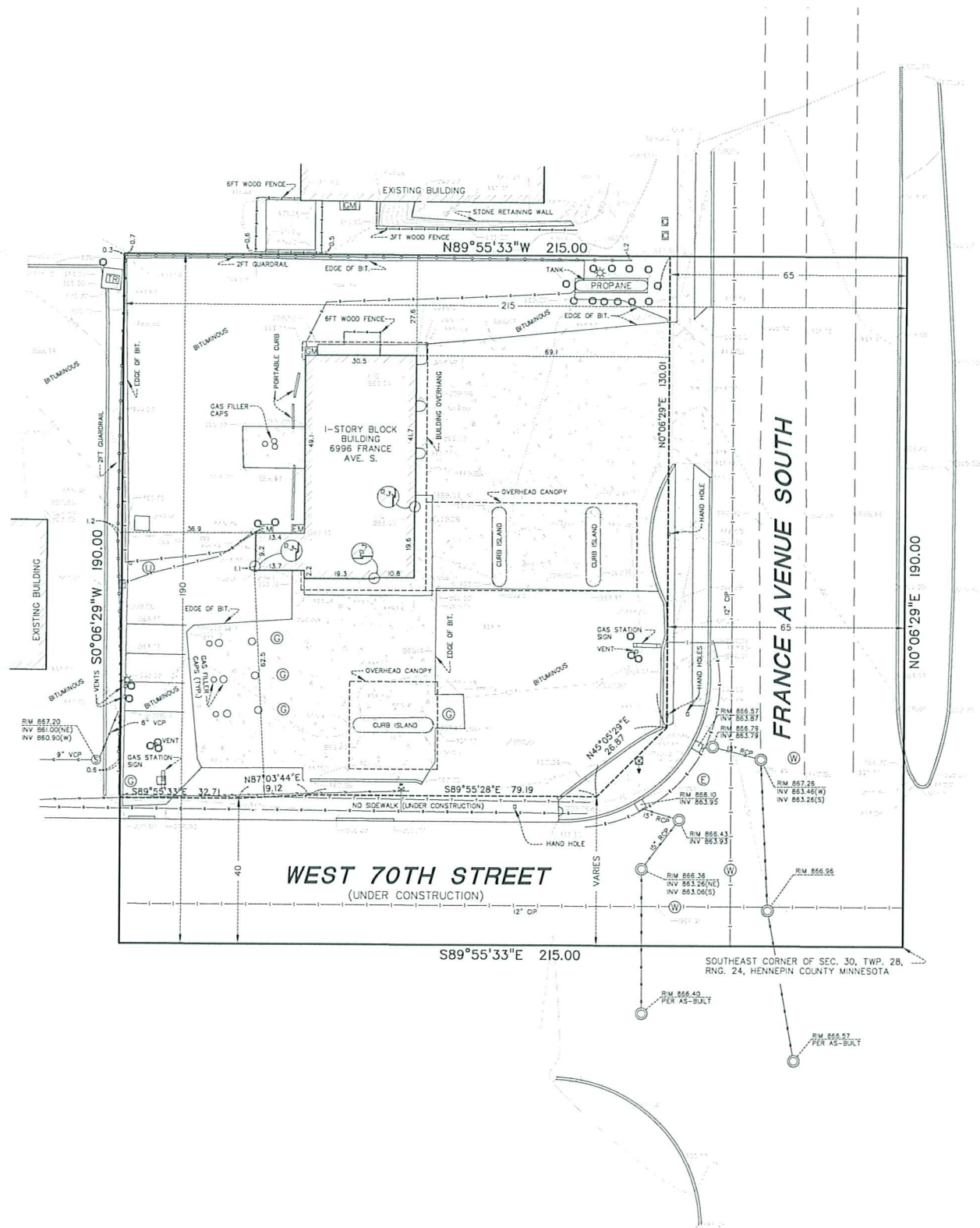


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Legal Description
The East 215 feet of the South 190 feet of the Southeast Quarter of Section 30, Township 28, Range 24, Hennepin County, Minnesota.

(Torrens Property)

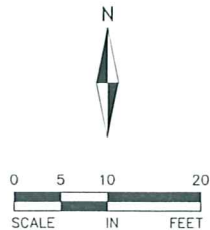
Notes:

- The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
- The basis of bearings is assumed.
- All distances are in feet.
- This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.
- Right of Way as depicted is based on an ALTA/ACSM Land Title Survey prepared by Advance Surveying and Engineering Co. dated July 5, 2004. We will verify once we are provided with current title documents.
- Field work completed on June 22, 2011.
- Bench Mark:
(a) Top Nut of Hydrant on the west side of the pumphouse at 69th Street and France Avenue South in Edina has an elevation of 878.08 N.G.V.D. 29.
(b) Top Nut of Hydrant on the northeastern corner of 70th Street and France Avenue South in Edina has an elevation of 870.79 N.G.V.D. 29.

LEGEND

| | |
|--------------------|-------------------------|
| ⊙ SANITARY MANHOLE | — GAS |
| □ CATCH BASIN | — SANITARY SEWER |
| ⊙ STORM MANHOLE | — STORM SEWER |
| ⊙ ELECTRIC METER | — WATERMAIN |
| ⊙ GAS METER | — UNDERGROUND ELECTRIC |
| ⊙ WATER MANHOLE | — UNDERGROUND TELEPHONE |
| ⊙ ELECTRIC MANHOLE | — FENCE |
| ⊙ GAS MANHOLE | — GUARD RAIL |
| ⊙ CABLE BOX | — CONCRETE |
| ⊙ TRAFFIC LIGHT | |
| ⊙ TRANSFORMER | |
| ⊙ BOLLARD | |
| ⊙ GAS VALVE | |
| ⊙ HAND HOLE | |
| ⊙ UNKNOWN MANHOLE | |
| ⊙ SPOT ELEVATION | |

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PRELIMINARY
NOT FOR CONSTRUCTION



333 Washington Ave. N
Suite #210
Minneapolis, MN 55401
Ph. (612) 676-2700
Fax (612) 676-2796



233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

70TH & FRANCE RETAIL

6996 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

EXISTING CONDITIONS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LAND SURVEYOR under the laws of the State of MINNESOTA

DENNIS OLMSTEAD
6-30-11 18425
Date License No.

QUALITY ASSURANCE/CONTROL

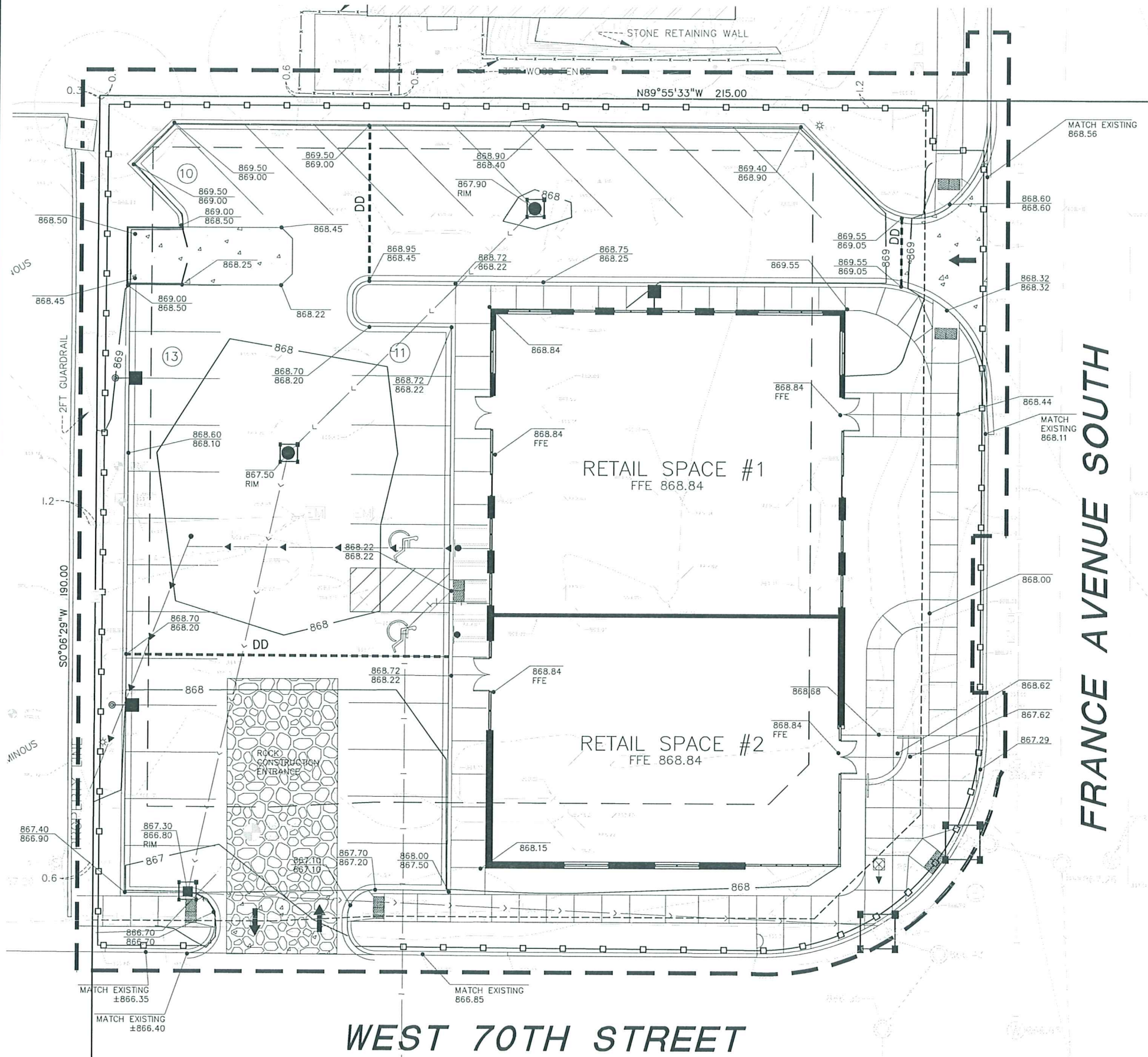
| BY | DATE |
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| DATE | ISSUE |
| 9-12-11 | PDR SUBMITTAL |
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PROJECT TEAM DATA
DESIGNED: 00
DRAWN: 00
PROJECT NO: 110059

C-1

C-2

Drawing name: X:\2011\110059\plan sheets\110059grad.dwg Sep 12, 2011 - 2:45pm



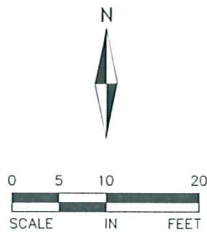
GRADING NOTES:

1. ALL PAVEMENTS SHALL SLOPE AWAY FROM PROPOSED BUILDING.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLE NOT TO EXCEED 2.0% IN ANY DIRECTION.
3. ALL CURB AND GUTTER AT ACCESSIBLE PARKING SPACES TO BE DEPRESSED WITH CURB TAPER, PER DETAIL.
4. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY.
5. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
6. ALL IMPROVEMENTS TO CONFORM WITH CITY AND COUNTY CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
7. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
8. CONTRACTOR TO KEEP A COPY OF THE FINAL DRAINAGE REPORT ON SITE AT ALL TIMES.
9. CONTRACTOR TO SEED ALL ROUGH GRADED AREAS & FUTURE PAD SITES W/ APPROVED MNDOT TEMPORARY SEED MIX.
10. SURVEYOR TO VERIFY BENCHMARK ELEVATION PRIOR TO START OF CONSTRUCTION.
11. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
12. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE.
13. REFER TO SITE DESIGN CRITERIA SECTION OF PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
14. CONTRACTOR TO LOOSEN SUBSOIL WITHIN ALL PROPOSED INFILTRATION AREAS TO A DEPTH OF 24 INCHES OR GREATER, TO A MAXIMUM COMPACTION OF 85% STANDARD PROCTOR DENSITY.
15. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

GRADING LEGEND:

- EXISTING CONTOUR
- 789 PROPOSED CONTOUR
- 873.0 TOP OF CURB
- 872.5 FLOW LINE
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- DD DRAINAGE DIVIDE
- 2.00% DIRECTION OF DRAINAGE
- FFE FIRST FLOOR ELEVATION
- SILT FENCE
- INLET PROTECTION
- EMERGENCY OVERFLOW ROUTING

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70TH & FRANCE RETAIL

6996 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

GRADING & EROSION CONTROL PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

CLARK WICKLUND, PE

Date License No.

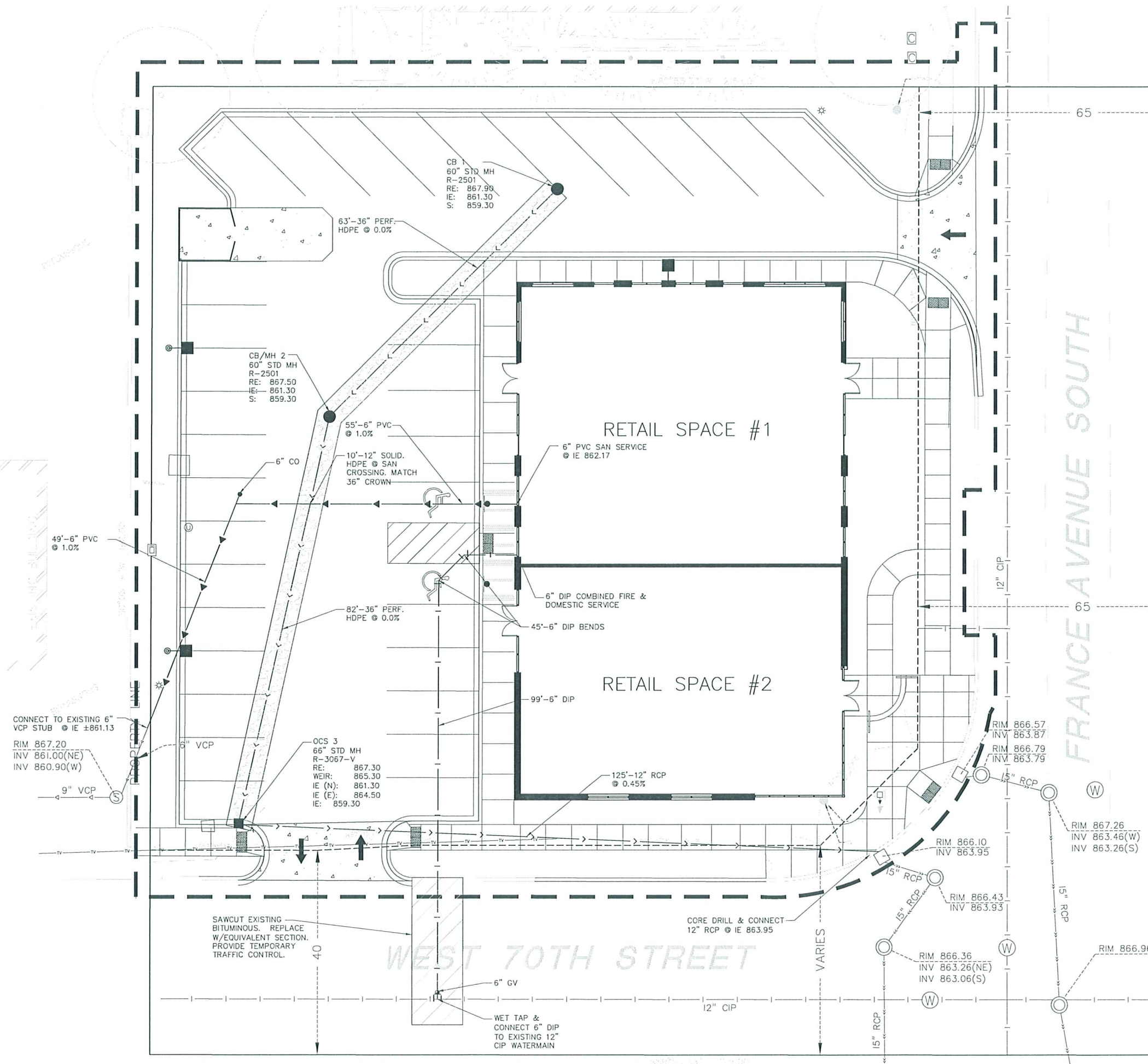
QUALITY ASSURANCE/CONTROL

| BY | DATE |
|---------|---------------|
| DATE | ISSUE |
| 9-12-11 | PDR SUBMITTAL |

PROJECT TEAM DATA

| | |
|-------------|--------|
| DESIGNED: | MK |
| DRAWN: | EK |
| PROJECT NO: | 110059 |

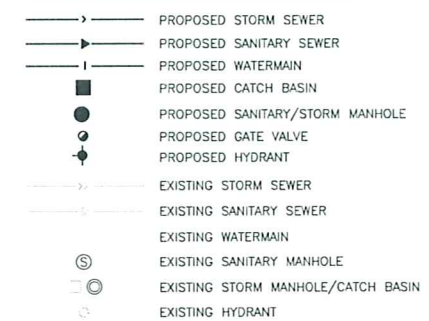
C-3



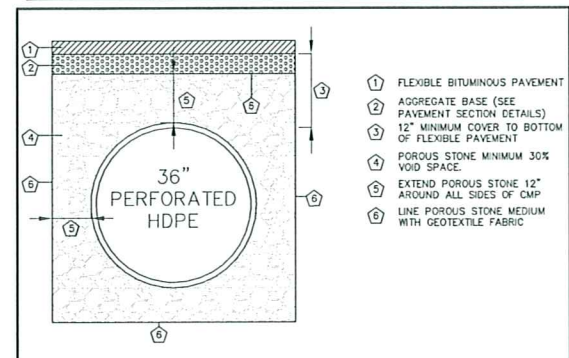
UTILITY NOTES:

1. EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD AND WITH CITY OF EDINA, PRIOR TO CONSTRUCTION.
2. MAINTAIN 18" VERTICAL AND 6' VERTICAL SEPARATION AT ALL PIPE CROSSINGS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. UTILITY CONTRACTOR TO PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
5. ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH CITY OF EDINA ENGINEERING DESIGN STANDARDS.
6. NOTIFY GOPHER STATE ONE CALL, 1(800)252-1166, 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
6. NOTIFY UTILITY LOCATE COMPANY 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
7. PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" DATED JANUARY 2004, FOR ANY UTILITY CONSTRUCTION WITHIN PUBLIC R.O.W.
8. CONNECT RWL TO STORM SEWER LINE WITH "WYE" CONNECTION.
9. ARRANGE TEL, GAS, AND ELECTRIC SERVICE CONNECTION WITH THE RESPECTIVE SERVICE COMPANY.
10. REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS.
11. PROPOSED WATER SERVICE SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER OVER PIPE.
12. SEWER SERVICE SHALL BE 6" PVC, SDR 26, ASTM 3034 USE BENDS & FITTINGS AS REQUIRED.
13. THRUST BLOCKS SHALL BE PLACED AT FITTINGS, TEES, BENDS, CROSSES, PLUGS, ETC...
14. CONTRACTOR TO MARK ENDS OF UTILITY STUBS WITH A WOOD 4X4 POST (UPON COMPLETION OF EACH PHASE). BLUE FOR WATER AND RED FOR SANITARY.

UTILITY LEGEND:



PERFORATED HDPE SECTION:



333 Washington Ave. N
Suite #210
Minneapolis, MN 55401
Ph. (612) 676-2700
Fax (612) 676-2796



33 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

70TH & FRANCE RETAIL

6996 FRANCE AVENUE SOUTH
EDINA, MINNESOTA

UTILITY PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

CLARK WICKLUND, PE

| Date | License No. |
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QUALITY ASSURANCE/CONTROL

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| BY | DATE |
| DATE | ISSUE |
| 9-12-11 | PDR SUBMITTAL |

PROJECT TEAM DATA

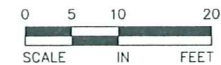
DESIGNED: DM
DRAWN: DM
PROJECT NO: 110059

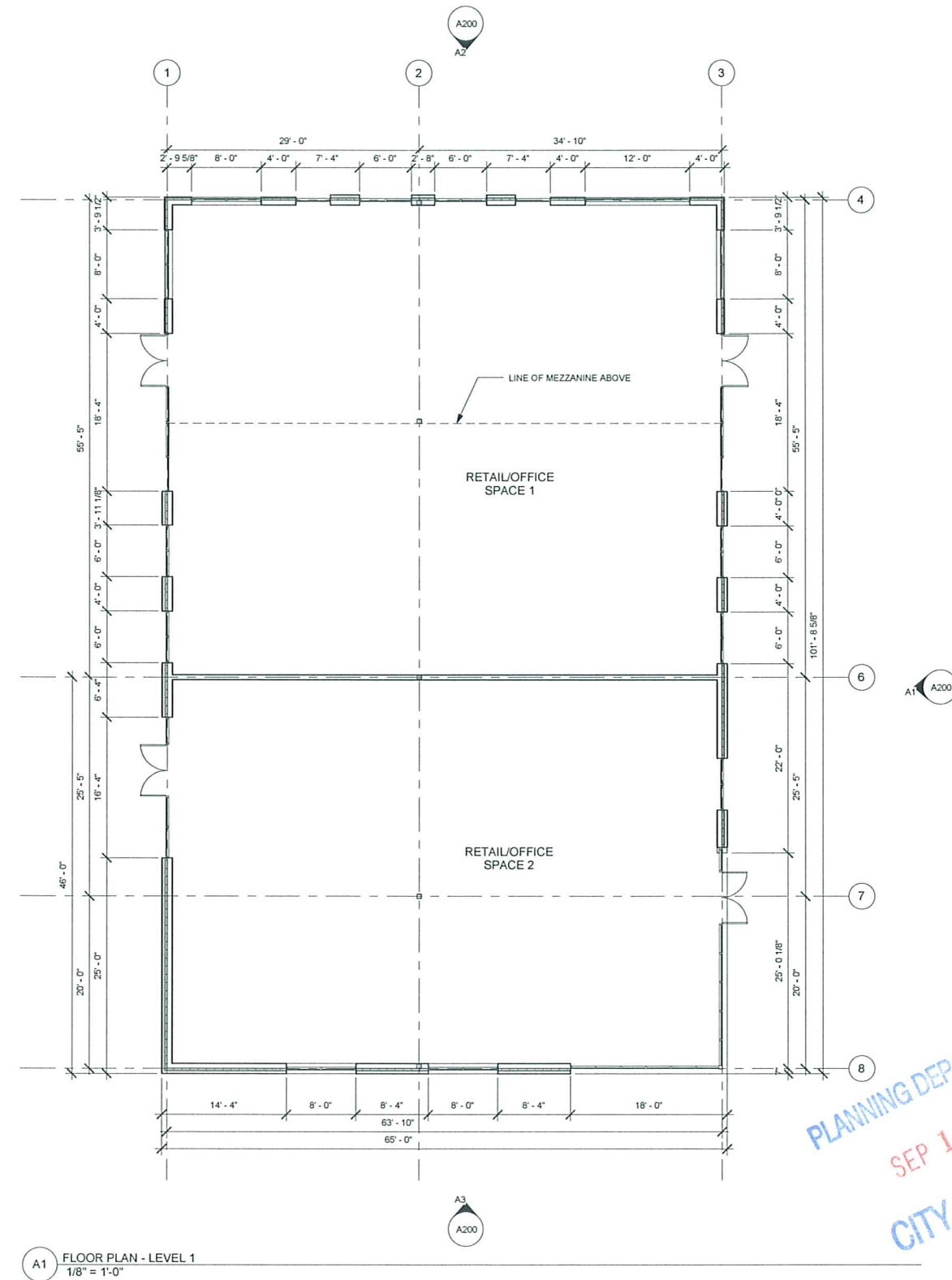
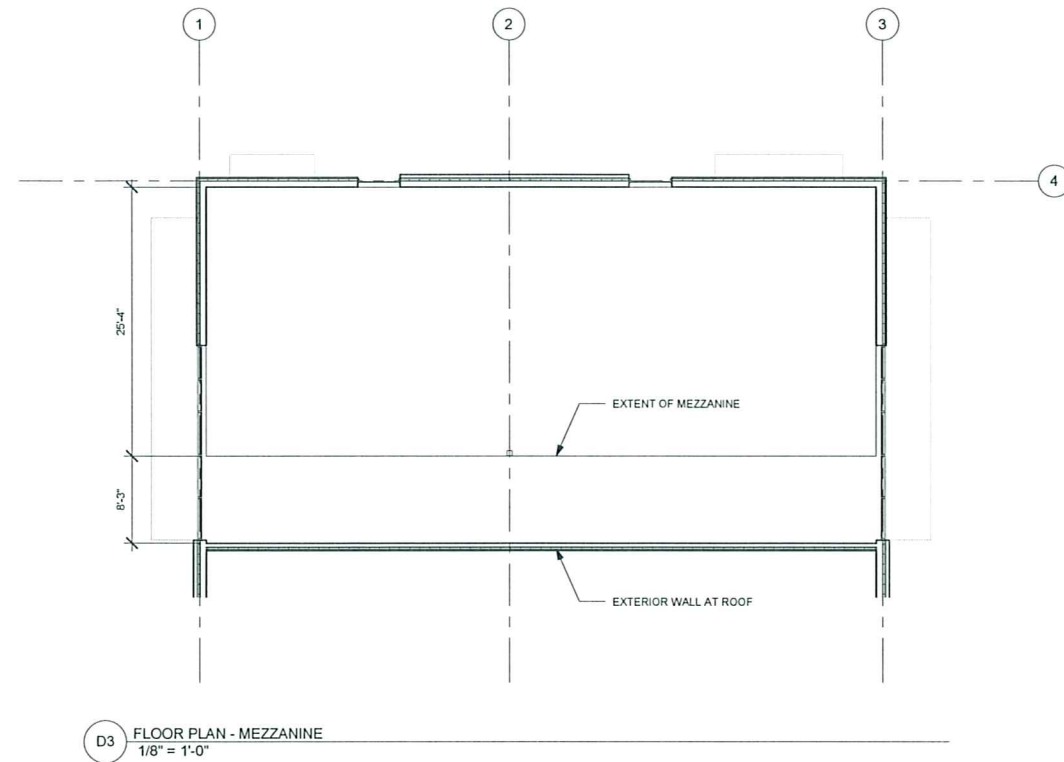
C-4



NOT TO SCALE

NOT TO SCALE





8

PLANNING DEPARTMENT

SEP 13 2011

CITY OF EDEN

996 France Avenue
France Avenue South, Eden, MN

66996 France Avenue South
66996 France Avenue South, Edina, MN
PRELIMINARY: NOT FOR CONSTRUCTION

DJR
ARCHITECTURE, INC.
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612 576 2700 www.djr-inc.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and is in compliance with the Licensed Architect under the laws of the State of Minnesota.

 ARCHITECT

 EXHIBIT

 REGISTRATION NUMBER

 DATE

 CLIENT

Issue: _____ Date: _____

Project #: 111-0027
Date: 09.12.2011
Drawn by: CW

Copyright 2011 DAK Architecture, Inc.
Floor Plans

A100

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

PROJECT NAME: _____

SIGNATURE: _____

REGISTRATION NUMBER: _____

DATE: 09.12.2011

CHECKED BY: _____

DATE: 09.12.2011

DRAWN BY: _____

CHECKED BY: _____

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6996 France Avenue South
PRELIMINARY: NOT FOR CONSTRUCTION

Project # 111-0027

Date: 09.12.2011

Drawn by: _____

Checked by: _____

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Project # 111-0027

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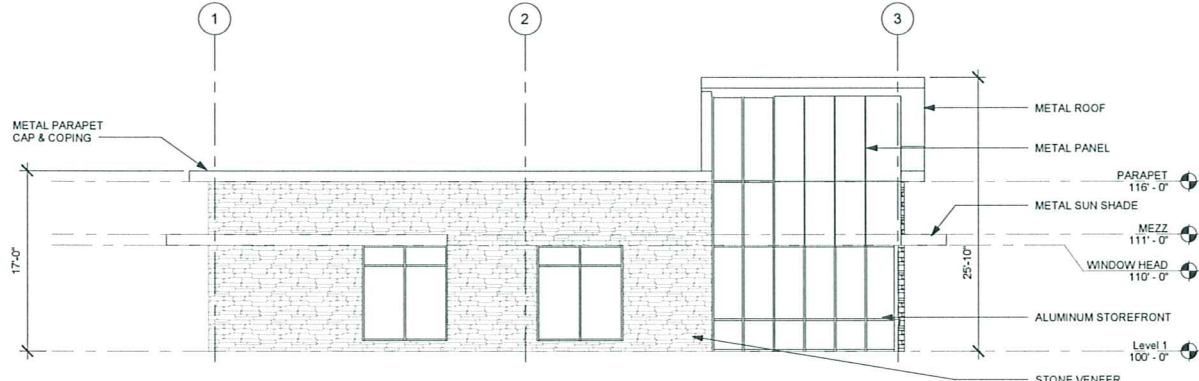
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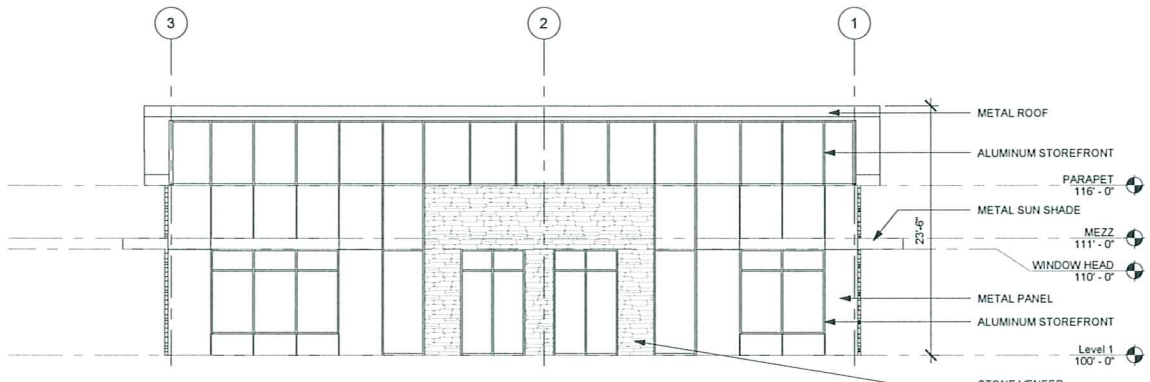
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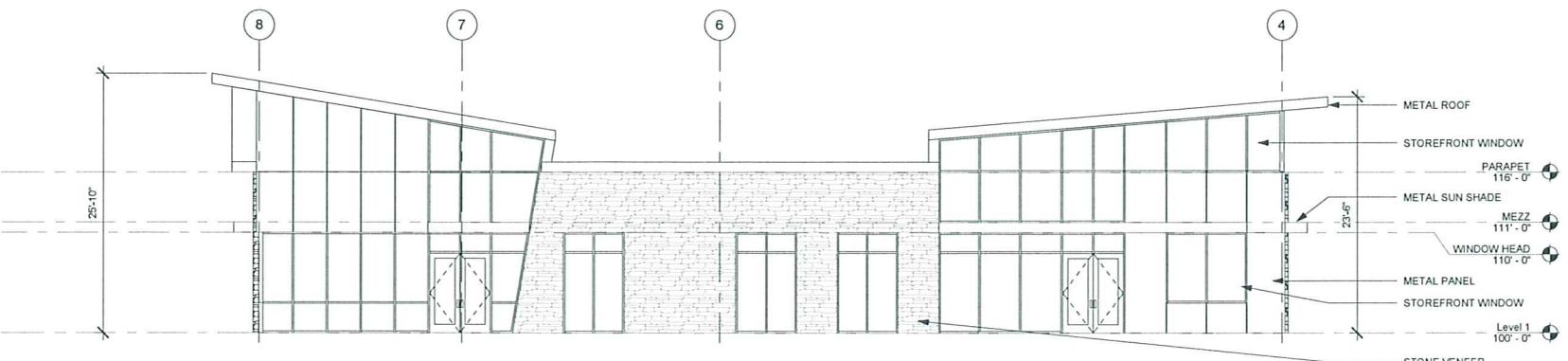
A4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



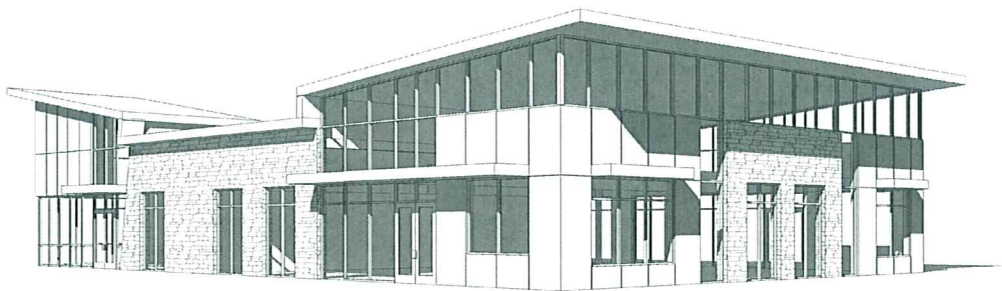
A3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



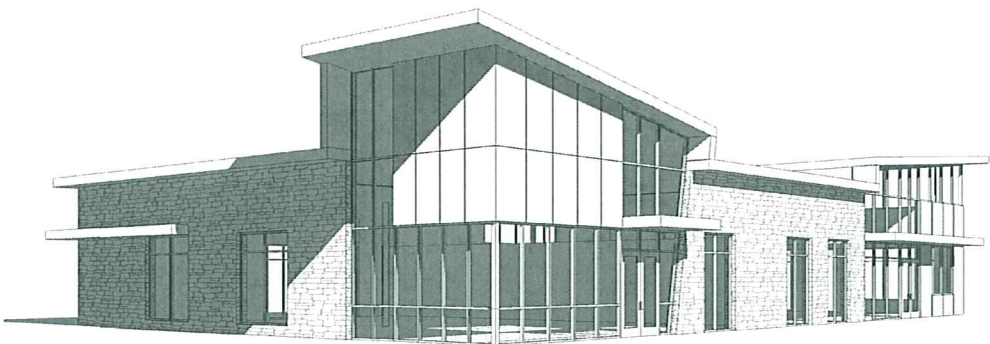
A2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



A1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



D3 EXTERIOR PERSPECTIVE 2



D2 EXTERIOR PERSPECTIVE 1